

Minutes Housing Trust Fund Advisory Board November 9, 2009

Minutes for Housing Trust Fund (HTF) Advisory Board held on Monday, November 9, 2009, 6:30p.m., in Hatton Hall, 34 East 7th Street Building B, Tempe, Arizona.

HTF Advisory Board Members Present:

Shane Graser
Kolby Granville
Myra Jefferson
Todd Marshall

Council Members Present:

Shana Ellis, Vice Mayor

City Staff Present:

Craig Hittie, Community Development/Housing Services

Members of the Public Present:

Jayson Matthews, TCC
Ted Warden, Keller Williams
Tony Bradley, Arizona Multi-Housing Association
Charlene Flaherty, Corporation for Support Housing

Board Member Todd Marshall called the meeting to order at 6:35p.m.

Agenda Item 1-Public Comment

None.

Agenda Item 2-Acceptance of October 12, 2009 minutes

Accepted, as amended, 4-0

Agenda Item 3-Housing Trust Fund Mission Statement

The DRAFT HTFAB Mission Statement was discussed and revisions were suggested. The presented Mission Statement reads as follows:

The Housing Trust Fund Advisory Board (HTFAB) seeks to provide resources to promote, create and preserve affordable housing throughout the City of Tempe. The HTFAB serves the Tempe City Council (Council) and as such, will work with the Community Development Manager to make recommendations to the Council on matters relating to the sourcing and distribution of funds and related policy. The HTF seeks to secure funds for the purpose of creating diverse

housing opportunities including the creation and preservation of rental, homeownership and mixed-use opportunities. HTF funds will be used primarily to support private housing opportunities which provide for the acquisition, rehabilitation or construction of workforce housing and shall only be applied to the affordable units within a development.

After discussion, Kolby Granville moved for the adoption of the Mission Statement. Shane Graser seconded the motion. The motion passed 4-0.

The following goals for the HTFAB were also discussed:

1. To serve households whose incomes do not exceed 120% of the area median income. (AMI) published annually by HUD for the Phoenix-Mesa-Scottsdale MSA.
2. To educate the community on the long term benefits of affordable housing.
3. To recommend a target funding goal.
4. To recommend a dedicated source(s) of funding to the Tempe City Council.

After discussion, Kolby Granville moved for the adoption of goal #1 with the following revision:

To serve households with incomes between 80%-120% of the area median income (AMI) published annually by HUD for the Phoenix-Mesa-Scottsdale MSA.

Myra Jefferson seconded the motion. Motion passed 4-0.

Shane Graser requested a motion to adopt goals 2-4 be postponed until the December HTFAB meeting. The request to delay the adoption of goals 2-4 passed 4-0.

Agenda Item 4-Research on Other Housing Markets; Portland, OR (Myra Jefferson, Board Member)

Myra Jefferson presented to the group that she had spoken with several City of Portland officials about their approach to development of affordable housing. Myra stated that the individuals with whom she spoke all agreed that Public Investment into affordable housing is essential. Myra presented several examples of the tools Portland had at their disposal because of enabling County and State legislation action.

Agenda Item 5-Future Agenda Items

- Review Suggestions Made by Previous Housing Trust Fund Working Group
- Presentation by the City of Tempe Development Services Discussing the City's current Development Fee Structure
- Discussion of Current Housing Activities, Tony Bradley, Arizona Multi-Housing Association

Kolby Granville suggested the following future agenda items:

- Brainstorm and discuss pros and cons of all available type of permanent funding sources for the HTFAB.
- Brainstorm and discuss yearly target funding goals for the HTFAB.

Kolby Granville moved to add these items to the December HTFAB meeting agenda. Shane Graser seconded the motion. After discussion, the motion to add these items to the December HTFAB meeting failed with Kolby Granville voting for and Todd Marshall, Myra Jefferson and Shane Graser voting against.

Meeting adjourned at 7:45 p.m.

Prepared by: Craig Hittie
Reviewed by Todd Marshall